

Implementation of the Historic Preservation Covenant

From Mr. Greg Griffith, Deputy State Historic Preservation Officer:

Briefly, the [preservation] covenant [for the Federal Reserve Bank building] calls for any future “construction, alteration, remodeling or any other work” that is proposed for the building be designed to meet the ***Secretary of the Interior’s Standards for Rehabilitation*** (find the Standards here: <http://www.nps.gov/tps/standards/rehabilitation.htm>). Also key is that “...preliminary plans for such Work will be submitted in writing by the Grantee to the SHPO for thirty (30) days of review for consistency with the Standards.” See paragraph I.

“SHPO” refers to the State Historic Preservation Officer Allyson Brooks who is also Director of the Department of Archaeology and Historic Preservation (DAHP). Typically, the plan review is conducted by DAHP’s Historical Architect Nicholas Vann.

While the covenant does cover both exterior and interior spaces, it also references a Building Preservation Plan that is attached to the document and serves as a guide to preserving historic character while providing for future rehabilitation work...we often refer to these preservation plans as an “owner’s manual.” The Plan divides the interior into 3 zones that define varying levels of preservation treatment (in paragraph II).

I encourage you to contact Nick so you can talk with him directly about his review of plans to meet the Standards and materials/information that assists in his review. He can also explain to you about the Standards and how they are interpreted. Nick handles these reviews for other property owners of historic properties to which preservation covenants are attached and/or have applied for federal historic preservation tax incentives. The process is definitely **not** treated as “one size fits all” but each project is treated on a case by case basis as to whether the Standards are met or not.

I hope this begins to answer your questions. Again, I encourage you to talk directly with Nick so that he can address your questions in more detail. Nick can be reached at Nicholas.Vann@dahp.wa.gov or [360-586-3079](tel:360-586-3079) Monday through Thursday.

Thank you for your interest in the building and please feel free to contact me via email at Greg.Griffith@dahp.wa.gov or at [360-586-3073](tel:360-586-3073) if I can be of any further assistance to you.

From Mr. Nicholas Vann, State Historic Architect:

In order to facilitate our reviews, we highly encourage clients to engage us in consultation informally so we can identify any problematic issues, or help provide alternative design solutions to problems. This informal dialogue will minimize the time it takes to formally review a proposed project. We use the *Secretary of the Interior’s Standards*, as well as complementary guidance published by the National Park Service including Preservation Briefs, Preservation Tech Notes, Interpreting the Standards Bulletins, etc. This is nationwide accepted guidance that is intended to remove subjectivity from a project review to the greatest extent. Typically, at a minimum for our reviews we need existing conditions photographs and/or a site visit, existing conditions architectural drawings, proposed condition architectural drawings, and a cover letter summarizing the proposed project and scope of work. The drawings may include but not be limited to site plan, floor plans, roof plan, exterior elevations, interior elevations as applicable, sections, details, MEP, structural, etc.